









KINGSMAN DRIVE, CLACTON-ON-SEA, CO16 8UL

OIEO £240,000

This charming three-bedroom end-of-terrace house is situated in a popular residential area of Clacton-on-Sea. Offering ample living space, the property features a bright and spacious living room, a well-appointed kitchen. Upstairs, there are three generously sized bedrooms, perfect for families or those looking for extra space.

- Three Bedrooms
- Off Road Parking
- Lounge/Diner

Well Presented

Garage To Rear

• EPC - D



LOUNGE/DINER

23'00" 13'9" (7.01m 4.19m)

KITCHEN

12'7" 8'9" (3.84m 2.67m)

BATHROOM

7'00" 5'5" (2.13m 1.65m)

BEDROOM TWO

11'00" 10'10" (3.35m 3.30m)

BEDROOM ONE

12'00" 11'00" (3.66m 3.35m)

BEDROOM THREE

8'6" 6'7" (2.59m 2.01m)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

Council Tax Band: B

Heating: Gas

Services: Mains electricity, gas, water and drainage

Broadband: Superfast Mobile Coverage: O2 Likely Construction: Conventional

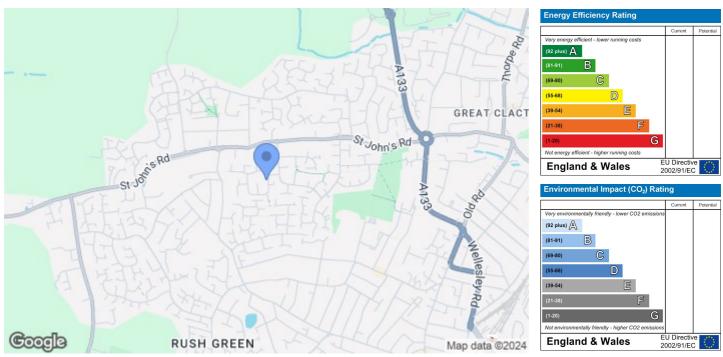
Restrictions: No

Rights & Easements: No Flood Risk: Medium Additional Charges: No Seller's Position: Needs To Find

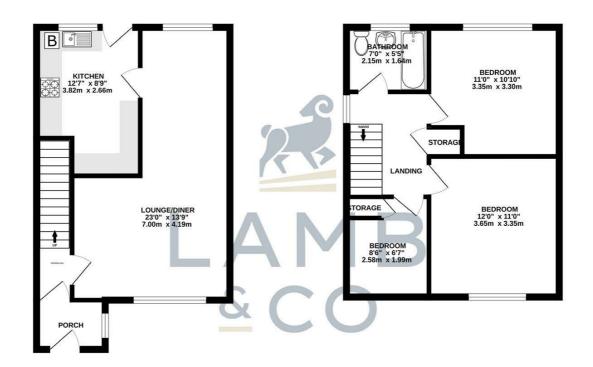
Garden Facing: West



Map EPC Graphs



Floorplan



TOTAL FLOOR AREA: 809 sq.ft. (75.2 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, croons and any drive items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or effectively can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

